

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, September 24, 2008

STATE RELOCATABLE CLASSROOM PROGRAM
LEASE EXTENSION REQUEST

PURPOSE OF REPORT

To present a request to extend a State Relocatable Classroom Program (SRCP) lease that expired on August 31, 2008.

BACKGROUND

At the October 2005 State Allocation Board (SAB) meeting, the Board adopted the Phase-Out Plan (Plan) for the SRCP. The Plan outlines a process for immediate disposal of all State relocatable classrooms and permits school districts and other entities to purchase the classrooms. As part of the Plan, the Office of Public School Construction (OPSC) no longer accepted applications for new leases after December 2005 and identified an end date for all current leases of August 31, 2008. In the Plan, the Board agreed to allow up to a two-year time extension if the district could demonstrate a compelling need to continue to lease the relocatable classrooms.

At the July 2008 SAB meeting, the Board raised questions regarding the accessibility requirements of State relocatable classrooms. The discussion was centered on the impact to the Board regarding accessibility requirements when it extends a district's lease of State relocatable classrooms for up to two additional years.

The Division of the State Architect (DSA) issued DSA Bulletin 08-06 (Attachment B) in June 2008 that addresses the size requirements of exterior ramps of portable classrooms. The bulletin states that doors in any position shall not reduce the minimum dimension of a ramp landing to less than 42 inches (from the door opening to the edge of the landing) which requires the dimensions of the ramp landing to be a minimum of 5' x 7'. The DSA will be enforcing this ramp landing size when an existing relocatable is moved to another location, even within district boundaries. Until such time, these portables are considered in compliance.

STAFF COMMENTS

As indicated in the Board approved plan, a district is eligible for a one-time extension for up to two years ending no later than August 31, 2010, which is the sunset of the program. The District on Attachment A has provided information that shows a need for a two-year extension to the lease agreement that expired on August 31, 2008. At the end of the requested extension period, the district is required to purchase the relocatable classrooms or return them to the State to make them available for another district to purchase. If the district chooses to return the relocatable classrooms, it is still bound by the terms of the lease agreement and must return the classrooms in well-maintained and move-in condition. The District on Attachment A has indicated it will be returning the relocatable classrooms after the extension expires.

In response to the Board's inquiry regarding the accessibility requirements of the ramp landings of our remaining State relocatable classrooms, the OPSC Staff contacted the district to determine the size of the ramp landing for each classroom. The 56 buildings on Attachment A have been set to grade and are accessible without ramps.

RECOMMENDATIONS

1. Approve the recommendations on Attachment A.
2. Require the district to notify the OPSC 90 days prior to the expiration of the time extension of the date it will return the classrooms.

ATTACHMENT A

STATE RELOCATABLE CLASSROOM PROGRAM LEASE EXTENSION REQUEST State Allocation Board Meeting, September 24, 2008

Project Number	School District/ County/School Name	Summary of School District Narrative	Time Extension Requested	Building Numbers	Staff Recommendations
25/75192-00-00	Temecula Valley USD/Riverside Temecula Valley Charter School Temecula Preparatory School	<p>The District is requesting a time extension until August 31, 2010 for 56 State relocatable classrooms while construction of the two new schools is being completed by March 2011.</p> <p>The Board approved application number 50/75192-00-033 for funding on December 15, 2005, which included both the Temecula Valley Charter School and the Temecula Preparatory School. On February 28, 2007, two applications (50/75192-00-036 and 50/75192-00-037) were approved to add additional classrooms.</p>	2 years	32688, 32689, 32690, 34915, 34917, 34922, 34923, 34924, 34925, 34928, 34929, 34937, 34938, 34939, 34986, 34987, 34990, 34991, 34997, 34999, 35201, 35202, 35203, 35204, 35205, 35206, 35207, 35208, 35209, 35210, 35211, 35212, 35213, 35214, 35215, 35216, 35217, 35218, 35219, 35230, 35231, 35232, 35233, 35234, 35235, 35236, 35237, 35244, 35245, 35246, 35247, 35252, 35253, 35254, 35255, 35256	Approve the District's request for a time extension until August 31, 2010 and require the District to notify the OPSC by May 31, 2010 of the date it will return the classrooms.